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September 14, 2004

Kelly Diekmann
Associate Planner
City of Sunnyvale
P.O. Box 3707
Sunnyvale, CA 94088-3707

RE: PDA NO: 2004-0650

Dear Kelly:

Last evenings Study Session was most useful and a great "Planning Department Communication Vehicle".

I noted there were several questions relative to our project. I will address them as follows:

Removal of Street Trees on Morse Avenue: Bruce Hill (408-395-2165), the projects Landscape Architect told me that the City Arborist told him they existing trees were not the species desired by the City, so we are replacing them to City standards.

Trash Enclosures in the Setbacks: The trash enclosures will be placed in the setbacks and adjacent to "perimeter masonry wall" that will exceed the height of the enclosures. The project property is surrounded on three sides by improved industrial properties. The south side is the City owned property designated for a future City Park. The east side building is an Internet Data Center with multi-millions of dollars worth of equipment that is unlikely to be relocated even into the distant future. The property on the corner of Morse and Toyama is an owner occupied business.

Guest Parking and Bonus Room: The "Bonus Room" is not a bedroom. It is a sub-grade room to be used for other purposes. Review of the Staff Report for the Pulte project down the street reveals a total of 402 parking spaces for 168 units (2.5 to 1), including 28 - 4 bedroom units and numerous others with bonus rooms.

What was resolved in connection with the old ten foot public utility easement (per 152-M-31) that was never vacated as intended. You were going to meet with the City Engineer and that was the last I heard of the matter.

We enjoy working with you and other Planning Staff Members. Please contact me with any questions.

Sincerely,



Steven M. Ramm
Manager

Cc: Dave Gibbons